

<b>21A HAMERSLEY STREET MIDLAND</b>	
<b>SALE PROPERTY</b>	
	This schedule shall be read in conjunction with the Drawings, Specification and Addenda.
	Not every item indicated on the drawings is listed on this schedule
<b>SCHEDULE OF WORK</b>	
	All trades shall ensure that all work complies with strata titling requirements.
<b>EXTERNAL GENERAL</b>	
	Refer to "21 Hamersley Street General External"
<b>FRONT AND REAR YARDS</b>	
<b>Garden Maintenance + Paver</b>	
	Provide new rotary clothes hoist
<b>Plasterer</b>	
	Apply a sand render as per the drawings. Provide protective tape and batten gables as specified.
<b>HOUSE</b>	
<b>Maintenance</b>	
	Remove any street numbers and unused brackets/fixings off the building and make good.
	Refix any loose mouldings and replace rotten barges and mouldings.
	Provide posts and roof framing etc for new gable as indicated
<b>Electrician</b>	
	Replace all existing external lights at front, rear and laundry doors with plastic bunker style fittings.
	Provide a new bunker light fitting on carport wall with external 2 way switch
<b>Plumber</b>	
	Provide stormwater drains to all new downpipes and to existing downpipes where missing, all connected into the stormwater mains.
<b>Roofer</b>	
	Provide new gable tiling and roof plumbing
	Ensure the roof is watertight and make good as specified
	Pressure clean and paint the roof as specified- Colour TBA
	Provide all new slotted gutters and downpipes all in Zinalume. Retain carport gutters
	Make good all downpipe connections to stormwater drains
<b>Brick Cleaner</b>	
	Clean all external surfaces of the house. Note: facebrick will be rendered and painted
<b>Glazier</b>	
	Replace any broken/cracked/missing glass.
	Replace all flywire.
	Re-putty timber windows where putty is missing or cracked and loose.
<b>Painter</b>	
	Paint all paintable surfaces including render as per Schedule of External Colours
<b>INTERNAL GENERAL</b>	

	<b>Maintenance</b>
	Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings
	Remove all cabinets, sanitaryware and plumbing fixtures in kitchen, laundry, WC and bathroom including bath hob wall.
	Strip off all wall tiles in kitchen, bathroom, and laundry and make good the walls ready for the tiler. Leave all floor tiles.
	Remove wall between kitchen and dining as per the sketch
	Make good damaged ceilings and wall linings
	Make good wall and ceiling vents as specified
	Provide white cushion buffers on the skirting behind all doors.
	Refix loose mouldings and replace any badly damaged/missing mouldings
	Ensure that all timber windows and doors operate correctly.
	Replace all door hardware
	Provide new doors to linen and laundry
	<b>Plumber</b>
	Have a licensed gas plumber test and check the existing gas plumbing work as specified and sign the attached statutory declaration
	Have a licensed plumber test and check the existing plumbing work as specified and sign the attached statutory declaration
	<b>Electrician</b>
	Replace faulty, cracked, broken or missing light outlets and GPO's
	Replace all switches and convert all single GPO into double outlets
	Remove all tenant light fittings and provide 200mm diameter glass sphere batten fix fittings with 60watt globes to all incandescent light outlets except bathroom and WC which shall be 100mm.
	Check the existing smoke alarm
	Have a licensed electrician fit an RCD, check and test the existing electrical work as specified and sign the attached statutory declaration
	<b>Telecommunications</b>
	Ensure that there is at least one operational telephone outlet as specified
	<b>Flooring subcontractor</b>
	Remove loose floor coverings and prepare floors ready for carpet and sheet vinyl.
	Provide glued down sheet vinyl to kitchen and dining/family room.
	Provide carpet on underlay to lounge, passage and all bedrooms
	Provide reducing strips at floor junctions where missing.
	<b>Tiler</b>
	Point up all benchtop/tile junctions and around edges of sinks/basins/troughs/baths with matching siliconised acrylic sealant.
	<b>Glazier</b>
	Ensure that all windows and doors operate correctly.
	Replace missing or faulty door and window hardware
	Provide keys for existing window locks
	<b>Painter</b>
	Remove all wallpaper, curtains, blinds, other disused brackets/fixings and make good.
	Make good and paint the entire interior as per Schedule of Interior Colours
	<b>Window treatment</b>
	Provide slim-line Venetian blinds to all windows except bathroom and WC

	<b>ENTRY AND LOUNGE</b>
	<b>Maintenance</b>
	Replace front door with external quality door with new Project Hardware Ashley PH137RR leverset and matching separate deadlock.
	Prop and refix the ceiling
	<b>Plumber</b>
	Provide new gas bayonet.
	<b>KITCHEN</b>
	<b>Plumber</b>
	Provide a new 1350mm bowl and a half inset sink and new single lever mixer sink mounted tap
	<b>Electrician</b>
	Provide 1200mm long double 40 watt tube fluoro light with diffuser.
	Provide a new 600mm rangehood flued through ceiling
	Remove the existing ceiling exhaust fan
	Provide new electrical outlets as per the sketch
	<b>Cabinetmaker</b>
	Replace the kitchen cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles. NOTE All tops to have post formed edges
	<b>Tiler</b>
	Retile over benches and sink to underside cupboards
	<b>LAUNDRY</b>
	<b>Maintenance</b>
	Provide new back door with separate deadlock and latchset, and Raven RP4 seal
	Remove overhead cabinet
	<b>Plumber</b>
	Provide new washing machine taps and taps and swivel spout to trough
	Provide a new 45l steel cabinet trough
	<b>Tiler</b>
	Retile over trough and bench to 600mm
	Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting
	<b>WC</b>
	<b>Maintenance</b>
	Provide new white Caroma Bathmates paper holder
	<b>Plumber</b>
	Provide new white close coupled dual flush toilet suite
	<b>Tiler</b>
	Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting
	<b>BATHROOM</b>
	<b>Maintenance</b>

	Provide new 1200mm towel rail
	Remove shaving cabinet
	<b>Plumber</b>
	Provide new taps, spout and white basin to the vanity
	Provide new multi-directional shower rose and taps, bath taps and spout
	Provide a new white shower bath
	<b>Electrician</b>
	Provide an oyster style fluorescent fitting and a 250mm ceiling exhaust fan on separate switch.
	Provide a new GPO on wall next to the vanity
	<b>Cabinetmaker</b>
	Provide new 850mm long vanity unit to detail
	<b>Glazier</b>
	Provide new 450mm wide shower screen with curtain rod on the edge of the bath at the tap end. Return rod into side wall 300mm short of the vanity and provide dropper support off the ceiling
	Provide a new 690 wide x 900mm high mirror on the wall over the vanity
	<b>Tiler</b>
	Seal between bath and walls, waterproof walls to comply with the BCA and retile over the full extent of the bath to 1950mm including bath upstand end shelf and skirting all round. Provide soap dish
	Tile 1c over vanity top
	Retile floor and skirting all round
	<b>SCHEDULE OF INTERIOR COLOURS AND MATERIALS</b>
	Colour Scheme SAND – Refer attached schedule
	NOTE Ensure schedules are titled specifically for this project







